#### **Apex Prime (Owner Occupied Primary Residence)**

Effective Date: 01/14/22 | V1.0

Maximum LTVs		12 or 24 Mont	12 or 24 Months Bk Stmts	
		Purch / RT Refi	Cash Out	
Loan Amount	FICO	LTV/CLTV*	LTV/CLTV*	
	680	90	80	
um to \$1 F BABA	660	85	Cash Out LTV/CLTV*  80  75  70  65  80  75  70  65  65  65  60  60  55	
up to \$1.5 MM	640	80		
	620	75	65	
	720	90	80	
>\$1.5 MM to \$2 MM	660	80	75	
	640	75	70	
	720	80	75	
>\$2 MM to \$3 MM	660	75	70	
	640	70	65	
- 620 404 + - 62 F0404	720	75	65	
>\$3MM to \$3.5MM	660	65	60	
>\$3.5MM to \$7.5 MM	720	65	60	
>53.3IVIIVI LU \$7.5 IVIIVI	660	60	55	
> \$7.5 MM	720	(Call to Price)	(Call to Price)	

Program Restrictions		Other LTV/CLTV Limits
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo
Credit Event	48 mo.	Non-Warrantable Condo
Min FICO	620	Condotel
Max LTV: Purchase & R/T	90	I/O max
Max LTV: Cash Out	80	2-4 unit max
Max CLTV	90	Rural
Max Loan Amount	\$10,000,000	
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)	
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor	
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor	]

	Eligible Borrowers	
• US Citizens		

- Permanent Resident Aliens
- Non-Permanent Resident Aliens

#### **Bk Statement Restrictions**

- 12 or 24 Months consecutive stmts req'd
- P & L Only capped at 80% LTV/CLTV

	Asset Allowance
•	Max LTV 80%
•	Max 50% DTI

\*See Guidelines for Formulas\*

85% 80% 65% 85% 85% 65%

Cash-Out Limits % of Value	
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

#### FUNDLOANS

DTI
Up to 50% Max DTI
All Doc Types - No Rate Adjustment

Reserves		
• LTV > 85%	9 Months	
• LTV > 65% to 85%	6 Months	
• LTV 65% or less	3 Months	
Additional 2 mont	hs PITIA for each additional	
financed property.	Total reserve requirement is	
not to e	vceed 12 months	

See Guidelines :
Debt Consolidation Refinance
• Impounds, High-Cost Loans, & Loan Cost Tolerance
Single Borrower Exposure
Residency Qualifications
• Interested Party Contributions
Rural Property Limits
First Time Homebuyer
Departing Residence
Use of Business Funds

1	Expanded Credit Restrict	ions (Base	d off max LTV grid)
	Housing Lates	1 x 30 x 12	5% LTV Reduction
	FC/BK/SS/DIL	24 mo - 48 mo	5% LTV Reduction

#### **Apex Prime (Second Home)**

Effective Date: 01/14/22 | V1.0

Maxim	um LTVs	12 or 24 Months Bk Stmts	
		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV**	LTV/CLTV**
	700	85	80
up to \$1.5 MM	660	85	75
	640	80	70
	620	75	65
	720	80	75
>\$1.5 MM to \$3 MM	660	75	70
	640	70	65
>\$3MM to \$7.5 MM	720	65	60
>\$31VIIVI to \$7.5 IVIIVI	660	60	55
> \$7.5 MM	720	(Call to Price)	(Call to Price)

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	
Credit Event	48 mo.	Non-Warrantable Condo	
Min FICO	620	Condotel	
Max LTV: Purchase & R/T	85	I/O max	
Max LTV: Cash Out	80	2-4 unit max	
Max CLTV	85	Rural	
Max Loan Amount	\$10,000,000		
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor	1	

Eligible Borrowers
US Citizens
Permanent Resident Aliens
Non-Permanent Resident Aliens

Bk Statement Restrictions	
• 12 or 24 Months consecutive stmts req'o	
P & L Only capped at 80% LTV/CLTV	

Asset Allowance	
• Max LTV 80%	
• Max 50% DTI	
*See Guidelines for Formula	is*
Cash-Out Limits % of Va	alue
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

Expanded Credit Restrictions (Based off max LTV grid)

5% LTV Reduction

5% LTV Reduction

1 x 30 x 12

24 mo - 48 mo

65%

Housing Lates

FC/BK/SS/DIL

utive stiffts req u	• LIV > 05% tO 65%	O IVIOTILIS
% LTV/CLTV	• LTV 65% or less	3 Months
	Additional 2 month	s PITIA for each additional
	financed property.	Total reserve requirement is
Allowance	not to exceed 12 m	onths

	See Guidelines :
• [	Debt Consolidation Refinance
	mpounds, High-Cost Loans, & Loan Cost llerance
• 9	Single Borrower Exposure
• [	Residency Qualifications
• 1	nterested Party Contributions
• [	Rural Property Limits
• [	First Time Homebuyer
• [	Departing Residence
• (	Use of Business Funds

### FUNDLOΛNS

DTI
Up to 50% Max DTI
All Doc Types - No Rate Adjustment

Reserves

	See Guidelines :
• Debt	Consolidation Refinance
• Impo Tolerai	unds, High-Cost Loans, & Loan Cost nce
• Singl	e Borrower Exposure
• Resid	lency Qualifications
• Inter	ested Party Contributions
• Rural	Property Limits
• First	Time Homebuyer
• Depa	rting Residence
• Use o	of Business Funds

#### **Apex Prime (Investor)**

Effective Date: 01/14/22 | V1.0

Maximum LTVs		12 or 24 Months Bk Stmts		
		Purch / RT Refi	Cash Out	
Loan Amount	FICO	LTV/CLTV*	LTV/CLTV*	
	680	80	75	
up to \$1.5 MM	660	75	70	
	620	70	65	
	720	80	75	
>\$1.5 MM to \$3 MM	680	75	70	
	640	70	65	
>\$3MM to \$7.5 MM	720	65	60	
>\$31VIIVI to \$7.5 IVIIVI	660	60	55	
> \$7.5 MM	720	(Call to Price)	(Call to Price)	

Program Restrictions		Other LTV/CLTV Limits	
Housing (12 mos. Minimum)	0x30x12	Warrantable Condo	80%
Credit Event	48 mo.	Non-Warrantable Condo	75%
Min FICO	620	Condotel	65%
Max LTV: Purchase & R/T	80	I/O max	80%
Max LTV: Cash Out	75	2-4 unit max	80%
Max CLTV	80	Rural	65%
Max Loan Amount	\$10,000,000		
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)		
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor		

Prepayment Penalty
• 3 year standard prepay , 2 year and 1 year prepay available at additional cost
Minimum of 1 year prepay required on investment properties
- 6 months of interest on 80% of the original principal balance

Liigible Dollowers
US Citizens
Permanent Resident Aliens

Non-Permanent Resident Aliens

## Bk Statement Restrictions • 12 or 24 Months consecutive stmts req'd • P & L Only capped at 80% LTV/CLTV

# Asset Allowance • Max LTV 80% • Max 50% DTI \*See Guidelines for Formulas\* Cash-Out Limits % of Value

Cash-Out Limits % of Value	
Program max	75%
Loan Amount > 1.5 MM	65%
Warrantable Condo	70%
Non-Warrantable Condo	65%
2-4 Units	70%

Expanded Credit Restrictions (Based off max LTV grid)		
Housing Lates	1 x 30 x 12	5% LTV Reduction
FC/BK/SS/DIL	24 mo - 48 mo	5% LTV Reduction

#### FUNDLOΛNS

DTI
Up to 50% Max DTI
All Doc Types - No Rate Adjustment

• LTV >75% 12 Months
• LTV > 75% or less 6 Months

Additional 2 months PITIA for each additional financed property. Total reserve requirement is not to exceed 12 months

See Guidelines :
Debt Consolidation Refinance
Impounds, High-Cost Loans, & Loan Cost Tolerance
Single Borrower Exposure
Residency Qualifications
Interested Party Contributions
Rural Property Limits
First Time Homebuyer
Departing Residence
Use of Business Funds